



October 20, 2006

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Stonewater – Ann mustang
Site Development Plan Review
APN #125-26-801-012,125-26-802-014

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Site Development Plan Review for the above-listed parcels.

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

Background: A site development plan (SDR-5175) review was approved by City Council on December 16, 2004 the site plan will expire on December 16, 2006. Richmond American Homes is requesting the approval of a new site plan and floor plans for the project.

We have conformed with the requirements that were original set on the SDR-1575, we have provided single story homes on lots 5,6,7,9,10,11,12,14,16,17,18,19,20, 29, 30, 31, and 32 as requested from the adjacent home owners. Additionally, an 8' screen wall will be provided along the perimeter where requested by the adjacent property owners during the SDR-1575 approval.

Request:

At this time, we are requesting approval of a 32 lot, single family residential development located on the approximately 10.3 acres listed above. The density intended for this proposed site is 3.1 dwelling units per acre (DUA). The applicant has provided .55acres (24,164 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size intended for this development is 7,500 sf. with setbacks as indicated on the attached site plan.

Richmond American Homes intends to utilize 1 and 2 story products on this site and offer casitas. The homes range in size from 1267 sf to 1630 sf. Each model offers two-car garages and a variety of architectural features. The size of the casitas will be 10' x 25'.

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SDR-17698
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